
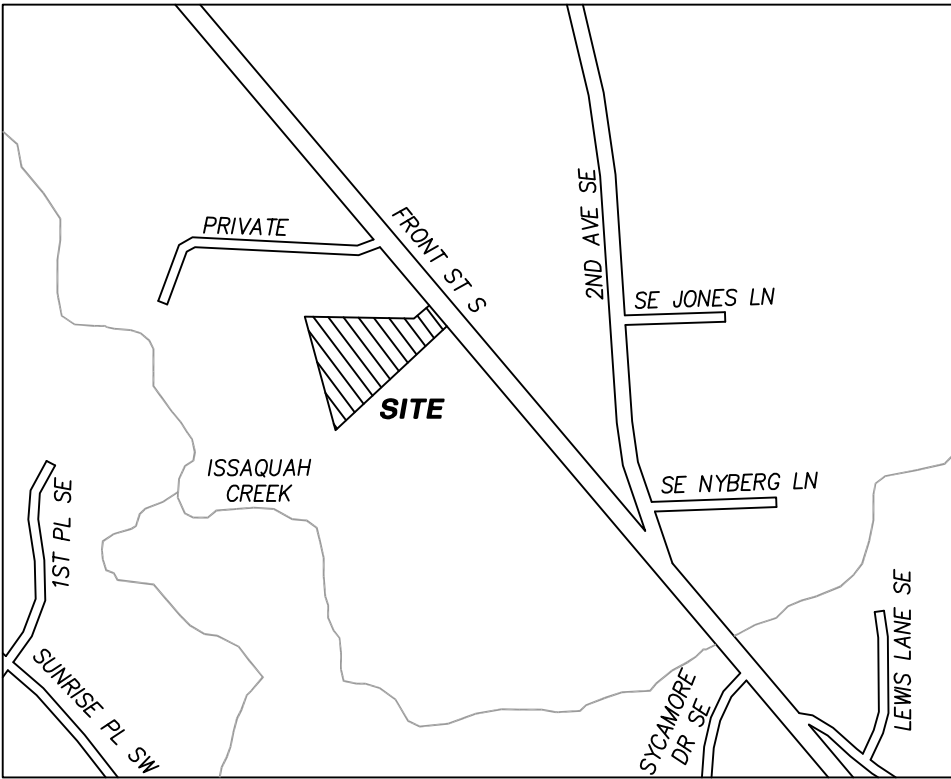
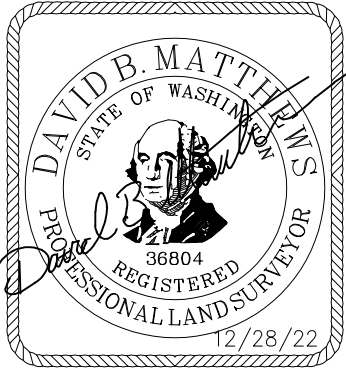
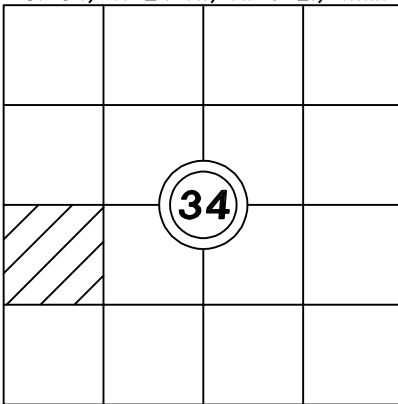
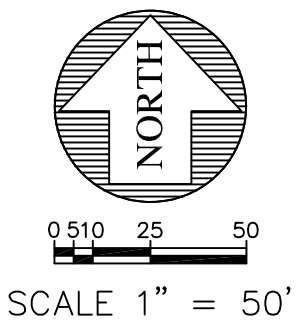
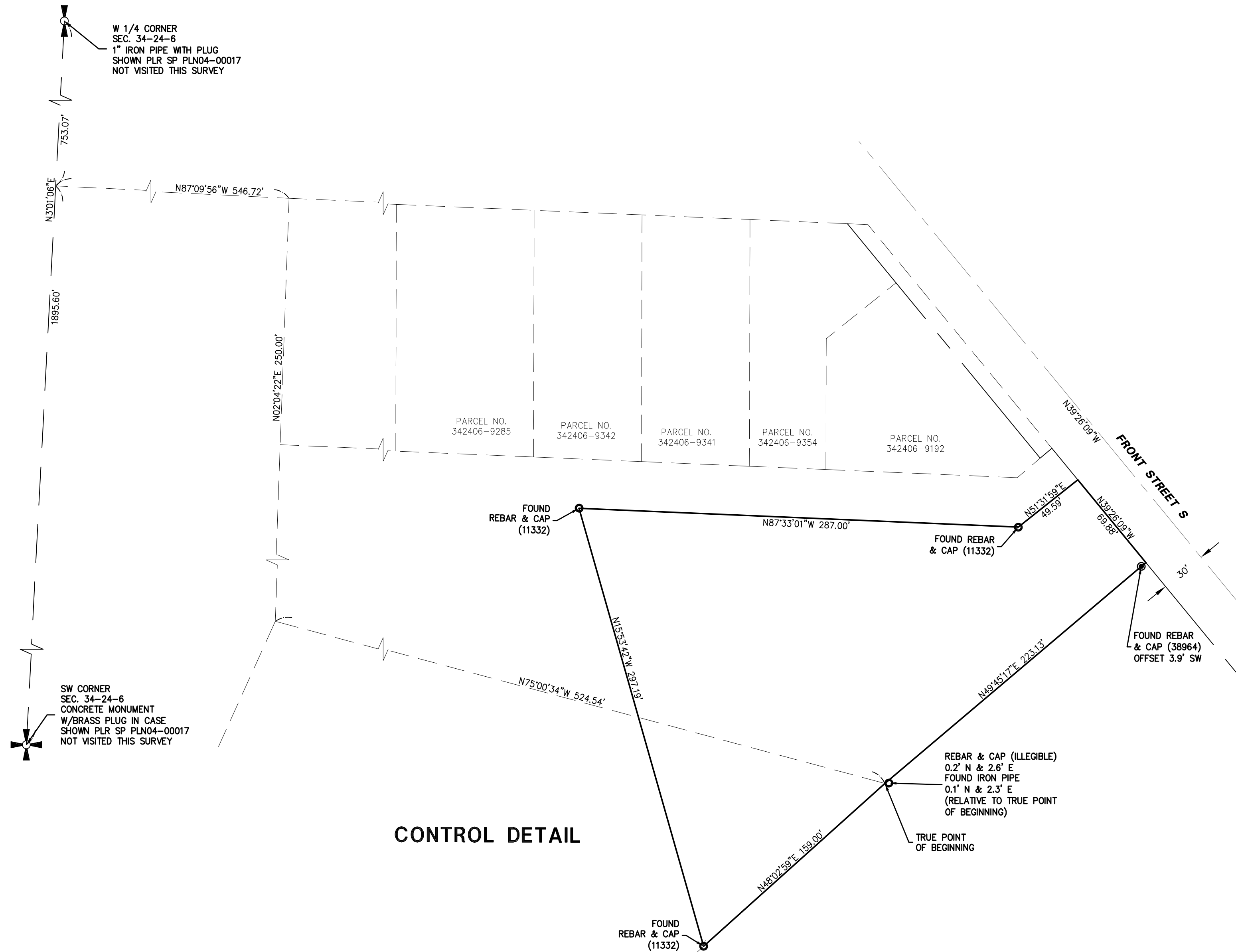


<div><div>CITY OF ISSAQUAH WASHINGTON</div></div> <div>SHORT PLAT NO: _____</div>		<div>APPROVALS</div> <div>CITY OF ISSAQUAH</div> <div>CP&D PLANNER DATE CP&D ENGINEER DATE</div> <div>LAND DEVELOPMENT MANAGER/CP&D DATE</div>		<div>KING COUNTY DEPARTMENT OF ASSESSMENTS</div> <div>EXAMINED & APPROVED THIS ____ DAY OF _____, 20__</div> <div>KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR</div> <div>ACCOUNT NO.: 342406-9301</div>		<div>RECORDING NO.</div> <div>VOL./PAGE</div>	
<div>DECLARATION</div> <div>KNOW ALL PEOPLE BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S).</div> <div>IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.</div> <div>KRANTHI KUMAR BATHALA VAMSHI PRIYA GUNTI</div>							
<div>ACKNOWLEDGEMENTS</div> <div>STATE OF WASHINGTON COUNTY OF _____</div> <div>I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KRANTHI KUMAR BATHALA SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.</div> <div>DATED _____ SIGNATURE OF NOTARY PUBLIC _____ PRINTED NAME _____ TITLE _____ MY APPOINTMENT EXPIRES _____</div> <div>STATE OF WASHINGTON COUNTY OF _____</div> <div>I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT VAMSHI PRIYA GUNTI SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.</div> <div>DATED _____ SIGNATURE OF NOTARY PUBLIC _____ PRINTED NAME _____ TITLE _____ MY APPOINTMENT EXPIRES _____</div>		<div>LEGAL DESCRIPTION</div> <div>THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:</div> <div>COMMENCING AT A POINT WHEN MEASURED ALONG THE SECTION AND SUBDIVISION LINES IS 1895.60 FEET NORTH AND 546.72 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 01°02'23" WEST 250.00 FEET; THENCE SOUTH 76°02'33" EAST 524.54 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 47°01'00" WEST 159.00 FEET; THENCE NORTH 16°55'41" WEST 297.19 FEET; THENCE SOUTH 88°35'00" EAST 287.00 FEET; THENCE NORTH 50°30'00" EAST 45.68 FEET, MORE OR LESS, TO THE SOUTHWESTERLY MARGIN OF THE ISSAQUAH-HOBART REVISION ROAD NO. 1349; THENCE SOUTH 40°26'07" EAST ALONG SAID MARGIN 70.00 FEET TO A POINT WHICH BEARS NORTH 48°43'18" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 48°43'18" WEST 219.17 FEET TO THE TRUE POINT OF BEGINNING.</div> <div>SUBJECT TO</div> <div>PER STEWART TITLE GUARANTEE COMPANY ORDER NO. 812616RT, DATED 12/19/22</div> <div>1. DELINQUENT GENERAL TAXES AND CHARGES: YEAR: 2022 TAX ACCOUNT NO.: 342406-9301-03 LEVY CODE: 1405 BASED ON THE TREASURER'S RECORDS, THE NAME AND ADDRESS OF THE LAST TAXPAYER/OWNER IS: KRANTHI KUMAR BATHULA AND VAMSHI PRIYA GUNTI 4804 243RD CIRCLE SE SAMMAMISH, WA 98029</div> <div>2. THE LEGAL DESCRIPTION IN THIS COMMITMENT IS BASED UPON INFORMATION PROVIDED WITH THE APPLICATION FOR TITLE INSURANCE AND THE PUBLIC RECORDS AS DEFINED IN THE POLICY TO ISSUE. THE PARTIES TO THE FORTHCOMING TRANSACTION MUST NOTIFY THE TITLE INSURANCE COMPANY, PRIOR TO CLOSING, IF THE DESCRIPTION DOES NOT CONFORM TO THEIR EXPECTATIONS.</div> <div>3. A SEARCH OF THE PUBLIC RECORD DID NOT DISCLOSE ANY OPEN MORTGAGES OR DEEDS OF TRUST FOR THE PROPERTY HEREIN DESCRIBED. THE COMPANY RESERVES THE RIGHT TO REQUIRE FURTHER EVIDENCE TO CONFIRM THAT THE PROPERTY IS UNENCUMBERED, AND FURTHER RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS AND/OR TO ADD ADDITIONAL ITEMS OR EXCEPTIONS UPON RECEIPT OF THE REQUESTED EVIDENCE.</div> <div>4. WE FIND NO PERTINENT MATTERS OF RECORD AGAINST THE NAME(S) OF THE VESTED OWNERS.</div> <div>5. THE FOLLOWING CONVEYANCES WERE RECORDED WITHIN THE LAST 36 MONTHS: STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 20220621001182; NOTE: THE RECORDING NO. OF THE DEED UNDER WHICH TITLE IS HELD IS: 20220621001182.</div> <div>6. RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.</div> <div>7. MATTERS SET FORTH BY SURVEY: RECORDED: JUNE 30, 1986 RECORDING NO.: 8606309001</div> <div>A) GARAGE EAVES ENCROACH OVER SOUTHEASTERLY BOUNDARY LINE INTO SAID PREMISES BY 1.3' (SHOWN HEREON)</div> <div>ANY LOSS OR DAMAGE RESULTING FROM ANY ENCROACHMENT OF PERIMETER FENCES, PERIMETER WALLS AND/OR PLANTINGS OF ANY NATURE ONTO OR OFF OF THE SUBJECT PROPERTY.</div> <div>ANY RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE ABOVE MATTER(S). NO COVERAGE SHALL BE AFFORDED FOR THIS MATTER OR MATTERS OF THE COVERED RISKS OF THE POLICY TO ISSUE.</div> <div>8. MATTERS SET FORTH BY SURVEY: RECORDED: JULY 18, 2000 RECORDING NO.: 20000718900022</div> <div>A) CORNER OF GARAGE LOCATED ON SOUTHEASTERLY ADJOINER ENCROACHES 1.63' NORTH OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID PREMISES. (SHOWN HEREON) B) FENCE LINE WITHIN THE SOUTHWESTERLY PORTION OF SAID PREMISES EXTENDS INTO PROPERTY ADJOINING ON THE WEST. (SHOWN HEREON)</div> <div>ANY LOSS OR DAMAGE RESULTING FROM ANY ENCROACHMENT OF PERIMETER FENCES, PERIMETER WALLS AND/OR PLANTINGS OF ANY NATURE ONTO OR OFF OF THE SUBJECT PROPERTY.</div> <div>ANY RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE ABOVE MATTER(S). NO COVERAGE SHALL BE AFFORDED FOR THIS MATTER OR MATTERS OF THE COVERED RISKS OF THE POLICY TO ISSUE.</div> <div>9. MATTERS SET FORTH BY SURVEY: RECORDED: APRIL 17, 2009 RECORDING NO.: 20090417900010</div>		<div>VICINITY MAP NOT TO SCALE</div> 		<div>VERTICAL DATUM</div> <div>ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.</div> <div>THE MARK IS A BRASS DISK SET IN SIDEWALK ON THE WEST SIDE OF FRONT STREET S, APPROXIMATELY 150 FEET NORTH OF THE DRIVEWAY TO HOUSE #1025.</div> <div>POINT ID NO. 2428; ELEVATION: 132.464 FEET (40.375 METERS) NAVD 88</div> <div>1.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 0.5' FOR THIS PROJECT.</div> <div>HORIZONTAL DATUM</div> <div>NAD 83(2011) WASHINGTON STATE COORDINATE SYSTEM - NORTH ZONE</div> <div>BASIS OF BEARINGS</div> <div>N03°01'06"E ON EAST LINE OF SW 1/4 SEC. 34, TWP. 24 N., RNG. 6 E., W.M.</div> <div>SURVEY NOTES</div> <div>1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.</div> <div>2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.</div> <div>3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY 2022 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.</div> <div>4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.</div> <div>5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.</div> <div></div> <div>INDEX LOCATION S. 34, T. 24 N., R. 6 E., W.M.</div> 	
<div>RECORDER'S CERTIFICATE</div> <div>FILED FOR RECORD THIS ____ DAY OF _____ 20 ____ AT ____M IN BOOK ____ OF _____ AT PAGE ____ AT THE REQUEST OF DAVID B. MATTHEWS _____ MANAGER SUPT. OF RECORDS</div>		<div>LAND SURVEYOR'S CERTIFICATE</div> <div>THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF VAMSHI PRIYA & KRANTHI BATHULA IN _____, 20____ _____ DAVID B. MATTHEWS DATE PLS #36804</div>		<div>Encompass</div> <div>ENGINEERING & SURVEYING</div> <div>165 N.E. JUNIPER ST. SUITE 201 ISSAQUAH, WA 98027 PHONE: (425) 392-0250</div>		<div>FRONT STREET SHORT PLAT</div> <div>DWN BY DBM</div> <div>CHKD BY SDM</div> <div>DATE 12/28/22</div> <div>SCALE N.A.</div> <div>JOB NO. 22679</div> <div>SHEET 1 OF 3</div>	

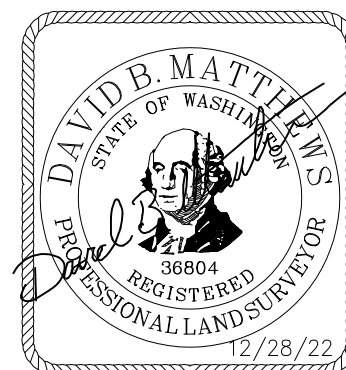


SHORT PLAT
NO: _____

RECORDING NO.	VOL./PAGE
PORTION OF NW 1/4 OF THE SW 1/4 OF SEC. 34, TWP. 24 N., RNG. 6 E., W.M.	



CONTROL DETAIL



Encompass
ENGINEERING & SURVEYING

165 N.E. JUNIPER ST.
SUITE 201
ISSAQUAH, WA 98027
PHONE: (425) 392-0250

FRONT STREET SHORT PLAT

DWN BY DBM	DATE 12/28/22	JOB NO. 22679
CHKD BY SDM	SCALE 1"=50'	SHEET 2 OF 3



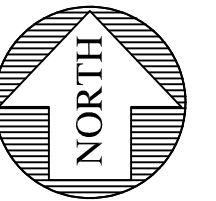
SHORT PLAT
NO: _____

RECORDING NO.

VOL./PAGE

PORTION OF

NW 1/4 OF THE SW 1/4 OF SEC. 34, TWP. 24 N., RNG. 6 E., W.M.



0 5 10 20 30

SCALE 1" = 30'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N39°26'09"W	55.00'
L2	N27°33'39"W	53.59'
L3	N70°42'29"E	81.98'
L4	N30°16'19"W	6.02'
L5	N31°28'44"W	18.79'
L6	N33°47'53"W	60.19'
L7	N33°47'53"W	3.00'
L8	N38°56'30"W	59.29'
L9	N49°58'50"W	48.99'

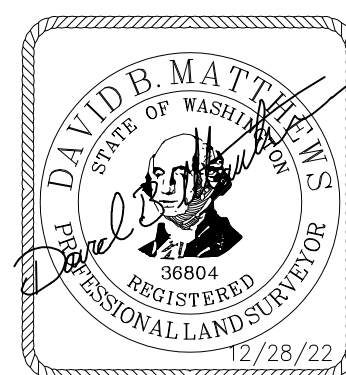
PARCEL AREA TABLE	
PARCEL	AREA
LOT 1	7,216 SF
LOT 2	5,726 SF
LOT 3	6,825 SF
TRACT A	34,973 SF
TRACT B	700 SF
TOTAL PARCEL	55,440 SF

LEGEND

- FOUND REBAR & CAP
- REBAR & CAP, LS #36804 TO BE SET
- FOUND NAIL
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- STORM MANHOLE
- CATCH BASIN
- UTILITY POLE
- WETLAND FLAG
- STORM LINE
- SEWER LINE
- WOOD FENCE
- CHAIN LINK FENCE
- TREE MAKER (SEE ARBORIST REPORT)
- EVERGREEN TREE OR AS NOTED
- DECIDUOUS TREE
- CONCRETE
- ASPHALT
- STEEP SLOPE

BUILDING SETBACK LEGEND

- FRONT YARD 20'
- REAR YARD 10'
- SIDE YARD 8'



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FRONT STREET SHORT PLAT

DWN BY DBM	DATE 12/28/22	JOB NO. 22679
CHKD BY SDM	SCALE 1"=30'	SHEET 3 OF 3